

001.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

885,800 /

885,800

USE VALUE:

885,800 /

885,800

ASSESSED:

885,800 /

885,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27-29		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: MURPHY JOHN J/ TRUSTEE	
Owner 2: JOHN J MURPHY TRUST	
Owner 3:	

Street 1: 49 THESDA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: MURPHY JOHN J -

Owner 2: -

Street 1: 49 THESDA ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains 4,502 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2404 Square Feet, with 3 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 17 Rooms, and 6 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4502		Sq. Ft.	Site		0	80.	1.23	1									444,048						444,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4502.000	436,700	5,100	444,000	885,800		117
							GIS Ref
							GIS Ref
							Insp Date
							08/25/17

Total Card	0.103	436,700	5,100	444,000	885,800	Entered Lot Size
Total Parcel	0.103	436,700	5,100	444,000	885,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	368.47	/Parcel: 368.4	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,700	5100	4,502.	444,000	885,800	885,800	Year End Roll	12/18/2019
2019	104	FV	337,500	5100	4,502.	471,800	814,400	814,400	Year End Roll	1/3/2019
2018	104	FV	337,500	5100	4,502.	344,100	686,700	686,700	Year End Roll	12/20/2017
2017	104	FV	358,500	5100	4,502.	299,700	663,300	663,300	Year End Roll	1/3/2017
2016	104	FV	358,500	5100	4,502.	255,300	618,900	618,900	Year End	1/4/2016
2015	104	FV	318,300	5100	4,502.	249,800	573,200	573,200	Year End Roll	12/11/2014
2014	104	FV	318,300	5100	4,502.	205,400	528,800	528,800	Year End Roll	12/16/2013
2013	104	FV	331,600	5100	4,502.	195,400	532,100	532,100		12/13/2012

Parcel ID 001.0-0001-0010.0

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY JOHN J,	1533-71	1	8/31/2018	Convenience	99	No	No		
	983-108		5/1/1984		1	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1349	Porch	13,800	C				REPAIR PORCH ROOFS

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
2/12/2009	Meas/Inspect	294	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	15:54:39
LAST REV	
Date	Time
09/13/18	11:14:41
mmcmakin	
	10
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

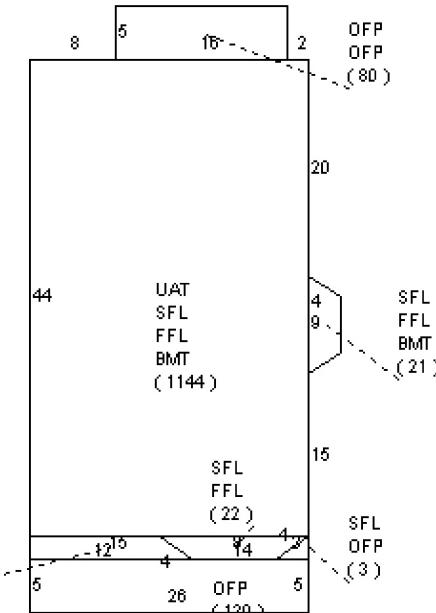
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	3 Total: 3
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.08677197
Const Adj.:	0.98990101
Adj \$ / SQ:	182.885
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632857
Depreciation:	196186
Depreciated Total:	436671

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
95	027.0-0002-0017.0		8/27/1998	320,000
94	001.0-0001-0005.0		12/22/1998	320,000
93	001.0-0001-0009.0		2/27/1998	278,000
92	048.0-0005-0001.0		10/2/1998	315,000
91	047.0-0002-0011.0		6/15/1998	335,000
91	142.0-0003-0014.0		12/1/1998	372,500
WtAv\$/\$Q:		AvRate:	92.66	Ind.Val 319539.3884
Juris. Factor:			Before Depr:	182.89
Special Features:	0		Val/Su Net:	104.60
Final Total:	436700		Val/Su SzAd:	181.66

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 17 BRS: 6 Baths: 2 HB	

REMODELING**RES BREAKDOWN**

Exterior:		No Unit	RMS	BRS	FL
Interior:		2	6	2	
Additions:		1	5	2	
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
		3	17	6	

SUB AREA**PARCEL ID**

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,217	182.890	222,572
FFL	First Floor	1,187	182.890	217,085
BMT	Basement	1,165	54.870	63,918
OPF	Open Porch	320	21.440	6,860
UAT	Upper Attic	286	73.150	20,922
	Net Sketched Area:	4,175	Total:	531,357
Size Ad	2404	Gross Are	5033	FinArea
				2404

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items:

5,100

Total Special Features:

Total:

5,100